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Portage Creek Townhomes Traffic Impact Analysis

Jurisdiction: City of Arlington

June 2021

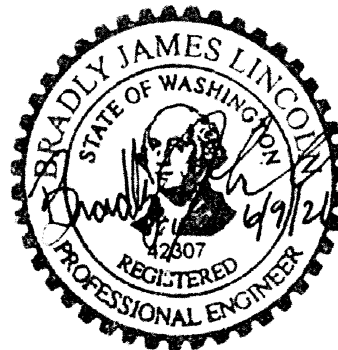


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1. INTRODUCTION

Gibson Traffic Consultants, Inc. (GTC) has been retained to analyze the traffic impacts of the proposed Portage Creek Townhomes development. The proposed development is located on the west side of 81st Drive NE, north of Portage Street. A site vicinity map is included in Figure 1. The development is proposed to consist of 16 multifamily residential units, eight units each in two buildings.

Brad Lincoln, responsible for this report, is a licensed professional engineer (Civil) in the State of Washington and member of the Washington State section of the Institute of Transportation Engineers (ITE).

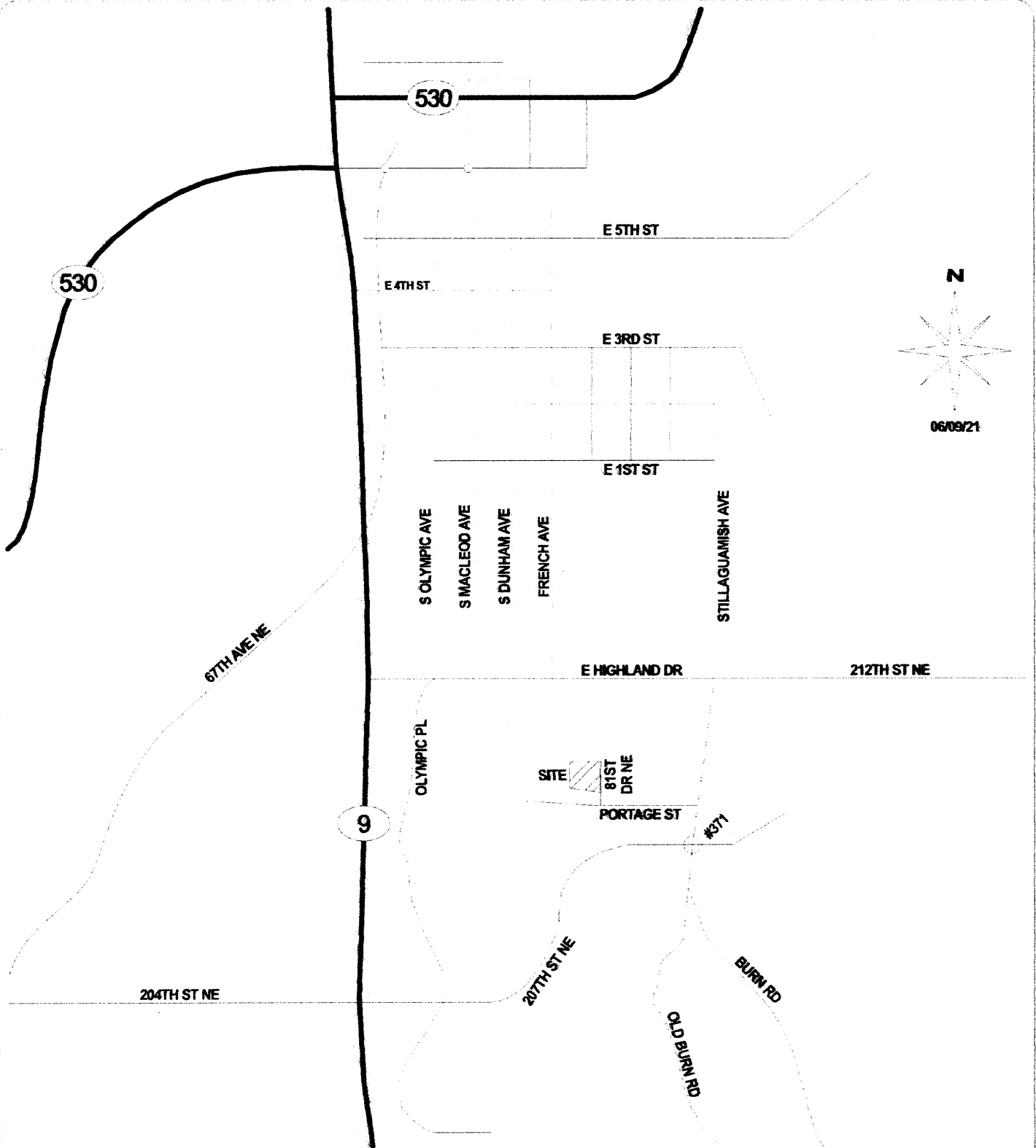
2. TRIP GENERATION

The trip generation calculations for the Portage Creek Townhomes development are based on data published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 10th Edition (2017)*. The average trip generation rates for ITE Land Use Code 220, Multifamily Housing (Low-Rise), have been utilized for the trip generation calculations since the 16 units will be grouped into two 8-unit buildings. The trip generation of the 16 new units of the Portage Creek Townhomes development is summarized in Table 1.

Table 1: Trip Generation Summary

16 New Multifamily Housing (Low-Rise)	Average Daily Trips			AM Peak-Hour Trips			PM Peak-Hour Trips		
	Inbound	Outbound	Total	Inbound	Outbound	Total	Inbound	Outbound	Total
Generation Rate	7.32 trips per unit			0.46 trips per unit			0.56 trips per unit		
Splits	50%	50%	100%	23%	77%	100%	63%	37%	100%
Trips	59	58	117	2	5	7	6	3	9

The Portage Creek Townhomes development is anticipated to generate 117 average daily trips with 7 AM peak-hour trips and 9 PM peak-hour trips.



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #21-182

**PORTAGE CREEK
TOWNHOMES
16 UNITS**

CITY OF ARLINGTON

LEGEND



DEVELOPMENT SITE



SNOHOMISH COUNTY
KEY INTERSECTION

FIGURE 1

**SITE VICINITY
MAP**

3. TRIP DISTRIBUTION

The trip distribution for Portage Creek Townhomes development is based on previously approved distributions in the site vicinity and surrounding uses. It is anticipated that 25% of the trips generated by the development will travel to and from the north along S Stillaguamish Avenue. An estimated 30% of the trips generated by the development will travel to and from the south along SR-9. Approximately 30% of the trips generated by the development will travel to and from the west along 204th Street NE. The remaining 15% of the trips generated by the development are anticipated to travel to and from local areas. Detailed distributions for the AM and PM peak-hours are shown in Figure 2 and Figure 3, respectively.

The interlocal agreement between the City of Arlington and Snohomish County requires detailed development trip turning movement data at Snohomish County key intersections. The trips generated by the development are anticipated to impact one Snohomish County key intersection during the AM and PM peak-hours. The key intersection impacts during the AM and PM peak-hours are detailed in Table 2 and Table 3, respectively.

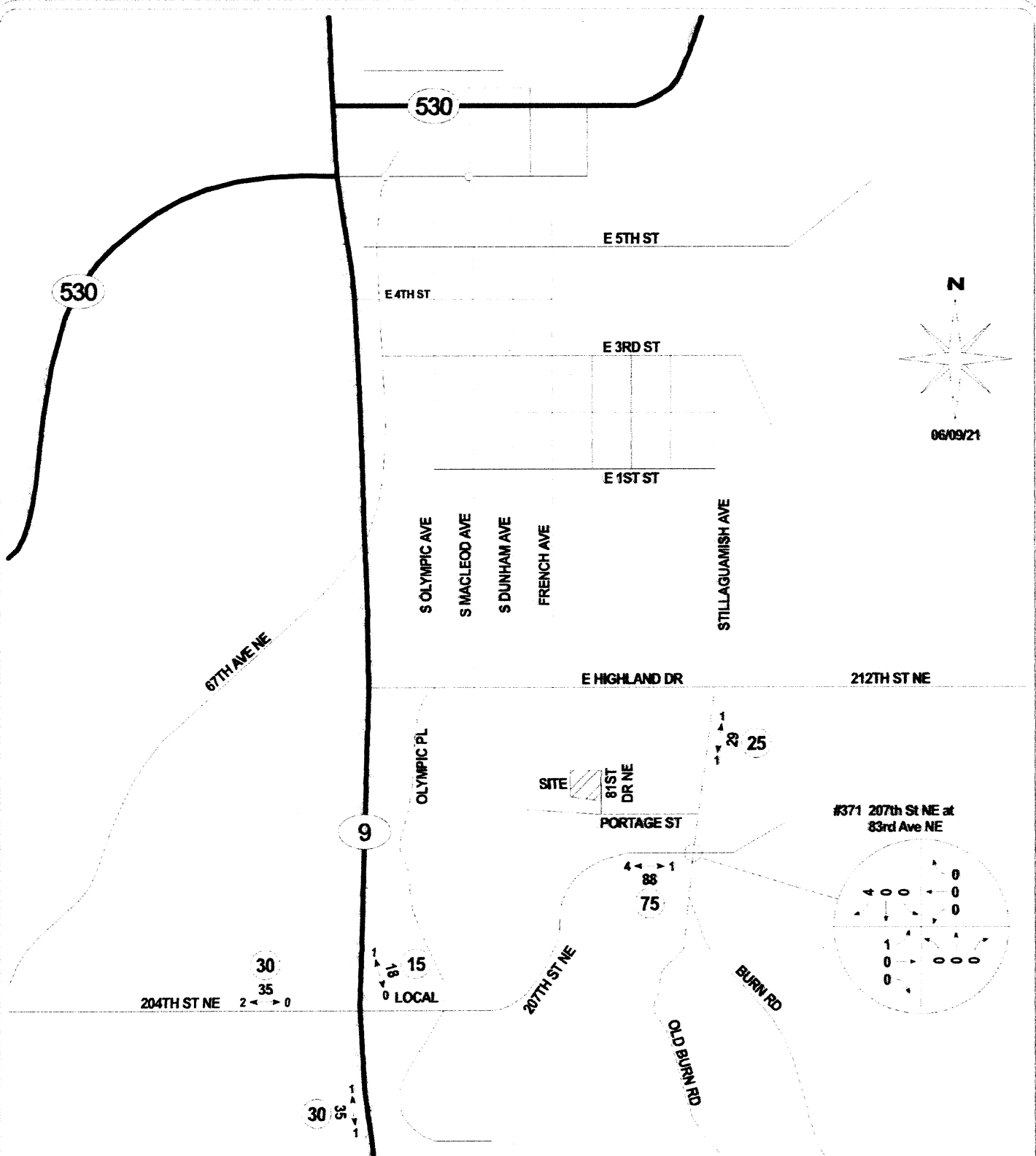
Table 2: AM Peak-Hour Key Intersection Volumes

Intersection	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
#371: 207 th St NE at 83 rd Ave NE	1	0	0	0	0	0	0	0	0	0	0	4

Table 3: PM Peak-Hour Key Intersection Volumes

Intersection	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
#371: 207 th St NE at 83 rd Ave NE	5	0	0	0	0	0	0	0	0	0	0	2

Individual development trip turning movements at the key intersection are shown in Figure 2 and Figure 3 for the AM and PM peak-hours, respectively.



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**PORTAGE CREEK
TOWNHOMES
16 UNITS**

CITY OF ARLINGTON

LEGEND

AWDT
AM ← → PEAK

XX

XXX →

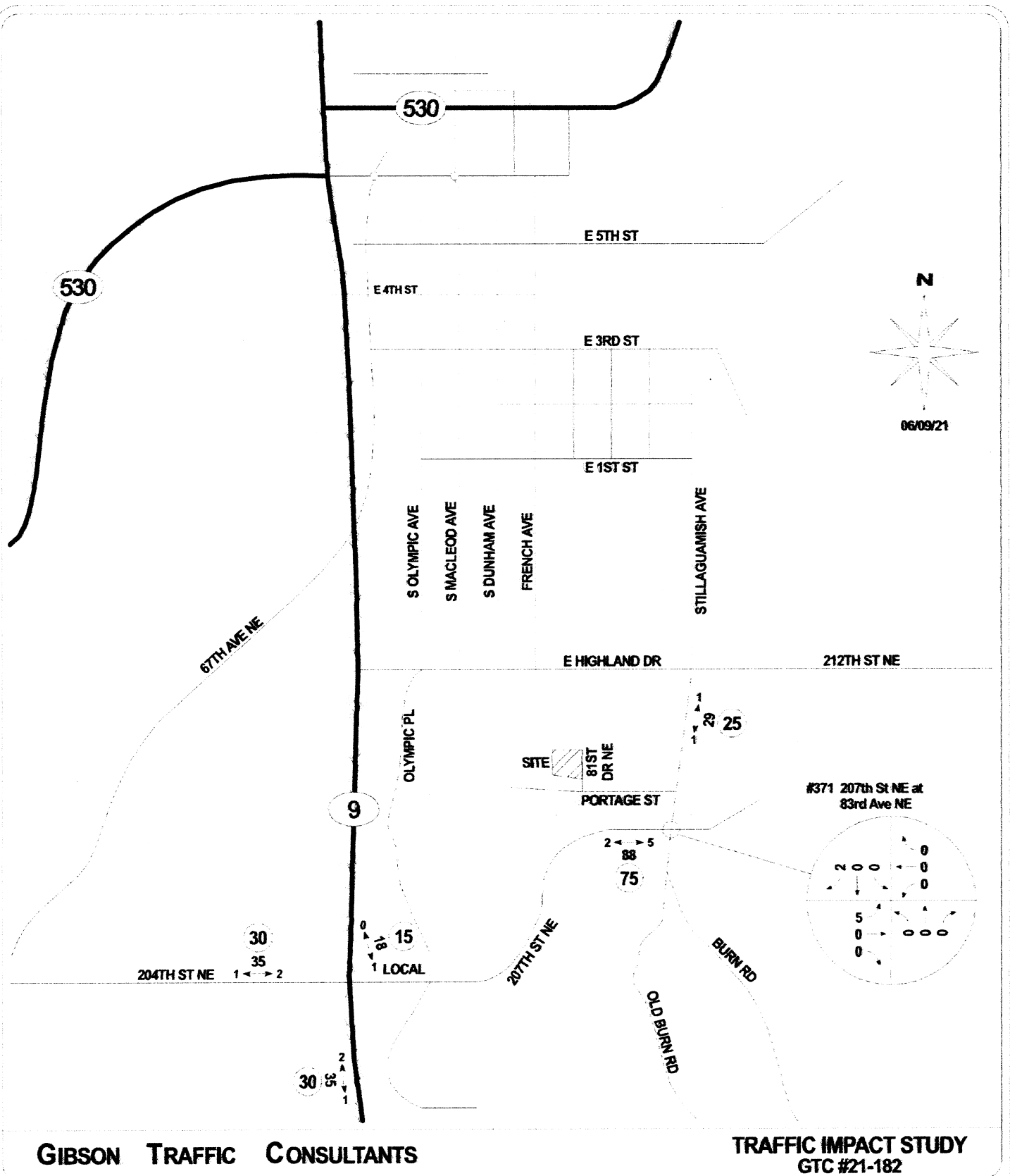
NEW DAILY TRAFFIC
NEW AM PEAK-HOUR TRIPS

TRIP DISTRIBUTION %

KEY INTERSECTION VOLUMES

FIGURE 2

**TRIP DISTRIBUTION AND
KEY INTERSECTION VOLUMES
AM PEAK-HOUR**



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**TRAFFIC IMPACT STUDY
GTC #21-182**

**PORTAGE CREEK
TOWNHOMES
16 UNITS**

CITY OF ARLINGTON

LEGEND

AWDT
PM ← → PEAK

XX

XXX →

NEW DAILY TRAFFIC
NEW PM PEAK-HOUR TRIPS

TRIP DISTRIBUTION %

KEY INTERSECTION VOLUMES

FIGURE 3

**TRIP DISTRIBUTION AND
KEY INTERSECTION VOLUMES
PM PEAK-HOUR**

4. TRAFFIC MITIGATION FEES

The City of Arlington collects traffic mitigation fees based on the number of PM peak-hour trips generated by a development. The City of Arlington also has interlocal agreements with Snohomish County and WSDOT for traffic mitigation fees.

4.1 City of Arlington

The City of Arlington currently has a traffic mitigation fee of \$3,355 per PM peak-hour trip. Portage Creek Townhomes development is anticipated to generate 9 new PM peak-hour trips. These trips result in a City of Arlington traffic mitigation fees of \$30,195.00.

It is important to note that City of Arlington traffic mitigation fees do not vest to the time of application. It is possible that the City of Arlington mitigation fees will increase between the time of this report and when the traffic mitigation fees are required to be paid.

4.2 Washington State Department of Transportation

WSDOT improvement projects and their associated fees are based on the most recent Exhibit C list, which is part of the interlocal agreement between Snohomish County and WSDOT and included in the attachments. WSDOT traffic mitigation fees are required for City of Arlington developments when WSDOT improvement projects on the Exhibit C list are impacted with 10 or more PM peak-hour trips. There are not any WSDOT projects on the Exhibit C List that will meet this threshold. WSDOT traffic mitigation fees should therefore not be required for Portage Creek Townhomes development.

4.3 Snohomish County

The City of Arlington has an interlocal agreement with Snohomish County that provides for mitigation payments for impacts to Snohomish County arterials. Snohomish County traffic mitigation fees are required for City of Arlington developments when improvements identified in Snohomish County's *Transportation Needs Report* (TNR) are impacted with 3 directional PM peak-hour trips. There are no improvement projects identified in Snohomish County's TNR that will be impacted by 3 or more directional PM peak-hour trips generated by Portage Creek Townhomes development. Snohomish County traffic mitigation fees should therefore not be required for Portage Creek Townhomes development.

5. CONCLUSIONS

The proposed Portage Creek Townhomes development is located on the east side of 81st Drive NE, north of Portage Street. The development is proposed to consist of 16 multifamily residential units. Portage Creek Townhomes development is anticipated to generate 117 new daily trips with 7 new AM peak-hour trips and 9 new PM peak-hour trips.

Portage Creek Townhomes development will have a total traffic mitigation fee of \$30,195.00 for the impacts to the City of Arlington. Traffic mitigation fees to WSDOT or Snohomish County should not be required. It is important to note that the City of Arlington traffic mitigation fees do not vest and could increase in the future.